



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP12-02 - Request for Minor General Plan Amendment to change the land use classification of approximately 1.04 acres of real property generally located at the northeast corner of Recker Road and Warner Road from 0.96 acres of Light Industrial, 0.07 acres of Business Park and 0.01 acres of Residential >14-25 DU/Acre land use classifications to 0.96 acres of Residential >14-25 DU/Acre, 0.08 acres of Light Industrial land use classifications, as shown on the exhibit which is available for viewing in the Planning and Development Services Office. The effect of this amendment will be to decrease the acreage in the Light Industrial land use classification area and increase the acreage in the Residential > 14-25 DU/Acre to allow rezoning to permit development of residential uses.

Z12-03 - Request to amend Ordinance No.2261 to rezone approximately 34.10 acres of real property generally located at the northeast corner of Recker Road and Warner Road from approximately 25.57 acres of Multi-Family/ Medium (MF/M), 0.96 acres of Light Industrial (LI), and 7.57 acres of Business Park (BP) zoning districts, all with a Planned Area Development overlay zoning district to approximately 26.52 acres of Multi-Family/Medium (MF/M),), 0.08 acres of Light Industrial (LI), and 7.50 acres of Business Park (BP) zoning districts, all with a Planned Area Development (PAD) overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Rockefeller North Gateway Planned Area Development (PAD) as follows: decrease the perimeter landscape area along the north side of the property and decrease the building setback requirement along the south side of the property. The effect of the rezoning will be to adjust underlying zoning district boundaries, providing a small increase in area of the multi-family development, to modify development standards related to perimeter landscape area and building setback, as stated above.

The applications and project files may be viewed by the public Monday through Friday, 8:00 am to 5:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Planning Commission will hold a public hearing and discussion and may vote to make a recommendation to the Gilbert Town Council regarding the General Plan amendments, Zoning Code amendments and/or rezoning cases. For Requests for Conditional Use Permits, after the public hearing is concluded, the Planning Commission may approve, approve with conditions or deny the request. In addition the Planning Commission will review and approved Preliminary Subdivision Plats with conditions.

**Town Council: Thursday, June 28, 2012 at 7:00 P.M.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Catherine A. Templeton, Town Clerk